

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Wood
FROM:	WSCC - Highways Authority
DATE:	15 May 2020
LOCATION:	The Tudor Close Public House Ferringham Lane Worthing BN12 5NQ
SUBJECT:	FG/46/20/PL Conversion of the existing Public House (Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 2-bedroom semi-detached chalet bungalows with associated car parking & landscaping. This application may affect a Public Right of Way.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on proposals for conversion of existing public house (A4 use) to form 7 x flats (5 x 1-bedroom and 2 x 2-bedroom flats) and erection of 2 x 2-bedroom dwellings.

The site is accessed from Ferringham Lane and Garden Park, both privately maintained roads. Consequently, these comments are for your advice only. The nearest publicly maintained highway is approximately 600 metres to the east at the junction of Beehive Lane (private) with Sea Lane and therefore the LHA will comment on the impact on the nearby *publicly* maintained highway only in respect to access and capacity impact.

Parking

Under Arun Supplementary Planning Document (SPD) the development could see a parking demand for 18 x spaces (where Ferring is in Zone 2 and 2 x spaces should be provided per 1/2 bedroom unit. The Block Plan indicates 18 x spaces total with 9 x spaces fronting Ferringham Lane and 9 x spaces further within the site.

Manoeuvring space for the area marked 'additional parking' appears restrictive and may require multipoint manoeuvres. This is not anticipated to cause a highway safety concern though the Local Planning Authority (LPA) may wish to assess this layout from an amenity point of view.

Local mapping shows on-street parking on Ferringham Lane that may be taken away by required access to the 9 x spaces proposed adjacent. Any new access from the private lane should gain consent from proprietor of Ferringham Lane.

Accessibility

The site is within walking distance of bus stops (west of site) which provide a limited service to Goring/Worthing. Goring-By-Sea Train Station is an 8 minute cycle ride distant which could provide a reasonable part of journey for some commuters. Bicycle parking will be provided in line with WSCC and Arun SPD guidance and details of this can be secured via condition.

A number of local amenities and attractions are within walking distance of the site such as local grocery stores, coffee shop and the beach to the south of the site meaning that residents may not wholly rely on the private car for all journey purposes.

Trip Generation

The LHA have carried out an in-house assessment of the anticipated trip generation using TRICs (Trip Rate Information Computer Systems) database. The existing pub/restaurant use could see 41 x vehicular movements in the evening peak hour (based on 713sqm floor space). In comparison, residential use would see a change in peak hours concentrated to the AM (08.00-09.00) and PM (17.00-18.00). Under mixed private house/flats use the site could see 3 x movements in the AM and 4 x movements in the PM peak. It is therefore considered that the existing permitted use could see more vehicular movements on the nearby road network than the proposed use and thus a capacity concern is not raised.

Conclusion

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Katie Kurek
West Sussex County Council – Planning Services